

\$675,000 - 1835 56 Street, Edmonton

MLS® #E4442754

\$675,000

3 Bedroom, 3.00 Bathroom, 2,594 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

"Civil Enforcement Sale" to be purchased SIGHT UNSEEN, "As is/Where is". There is NO ACCESS to the property, drive-byâ€™s only and please respect the Owner's situation. Approximately 2600 sq ft. 2 story with finished walk out basement, and double attached garage is being sold "Sight Unseen, Where-Is, As-Is". The subject property is purported to be in good condition with 6 bedroom, 3 bathrooms, and some builder upgrades, backing onto a beautiful walking path. All information and measurements have been obtained from the Tax Assessment, old MLS, a recent Appraisal and/or assumed, and could not be confirmed. "The measurements represented do not imply they are in accordance with the Residential Measurement Standard in Alberta". There is NO ACCESS to the property, drive-byâ€™s only and please respect the Owner's situation.

Built in 2013

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4442754 |
| Price | \$675,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,594 |



| | |
|------------|------------------------|
| Acres | 0.00 |
| Year Built | 2013 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 1835 56 Street |
| Area | Edmonton |
| Subdivision | Walker |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6X 1T6 |

Amenities

| | |
|-----------|------------------------|
| Amenities | See Remarks |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Appliances | See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 17th, 2025 |
| Days on Market | 92 |
| Zoning | Zone 53 |



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Listing information last updated on September 17th, 2025 at 11:32am MDT